



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: December 16, 2004

Case File No./Project Name: CU 2004-0026, CU 2004-0027 / Salem Communications Radio Tower Time Extensions.

Summary of Application: The applicant request approval of a request for time extensions of previously approved applications (CU 2001-0033/APP 2002-0016, and CU 2001-0032/APP 2002-0017). On April 22, 2003, Salem Communications (Salem) received final approval by the City Council for two Conditional Use Permits approving an AM Radio Tower of approximately 196 feet in height, with conditions. The CUP approvals, in accordance with the Beaverton Development Code (BDC) in effect at that time, become void after two (2) years (April 22, 2005), unless prior to that time construction has occurred. Salem has now submitted requests for time extensions of two (2) years in accord with Section 50.93 of the current BDC. If approved, Salem would have until April 22, 2007 by which to commence construction of the radio tower in accord with BDC Section 50.90. The applicant proposes no changes to the radio tower use, tower height, site design or other elements approved by the City. Review of the time extensions does not re-consider the original CUP/APP approvals. For the public's interest, the Council's 2003 approval of the Salem Communications Tree Preservation Plan (TPP 2002-0003/APP 2002-0018) does not have an expiration time, and therefore does not lapse.

Due Date for Written Comments: Thursday, December 30, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: John Osterberg **Phone Number:** 503-526-2416

Facilities Review Committee Meeting Date: Wednesday, January 5, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the applicable technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Washington County's Assessor's Map 1S1-13DC; Tax Lot 4000

Location: West of SW Oleson Road and east of SW Scholls Ferry Road, on the north side of SW Vermont

Zoning: R-7 (Residential - Urban Standard Density)

Neighborhood Association Committee: not applicable

Development Code Approval Criteria: Section 40.03, 50.93. **Note:** Review of the proposal and testimony thereof, is limited to the scope of the time extension requests, and does not re-consider the original approvals or Conditional Use criteria.

Documents submitted for the application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Note: You are receiving this notice to advise you of a pending land use application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for review, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the applications will not be held unless the Director's decisions are appealed.